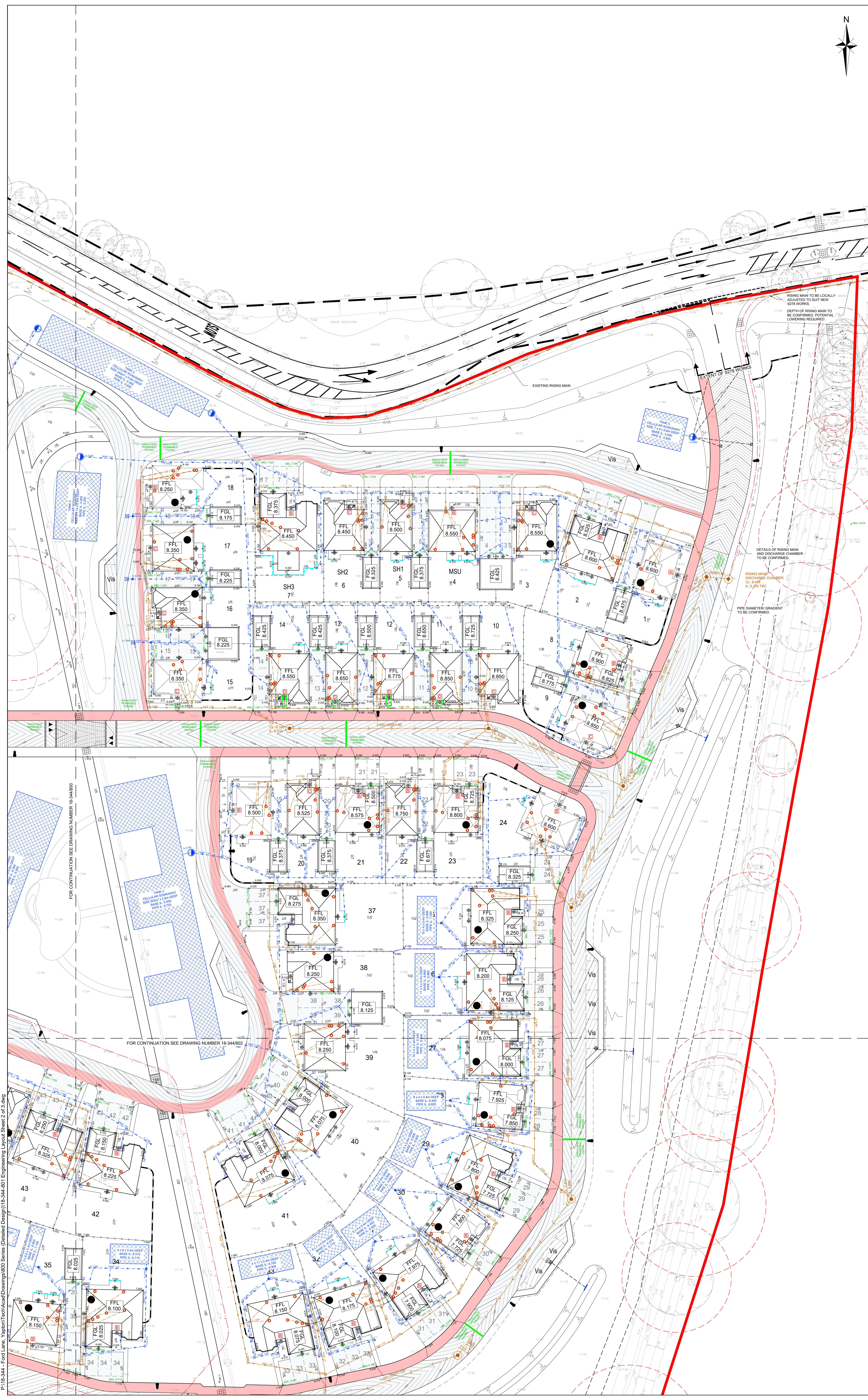
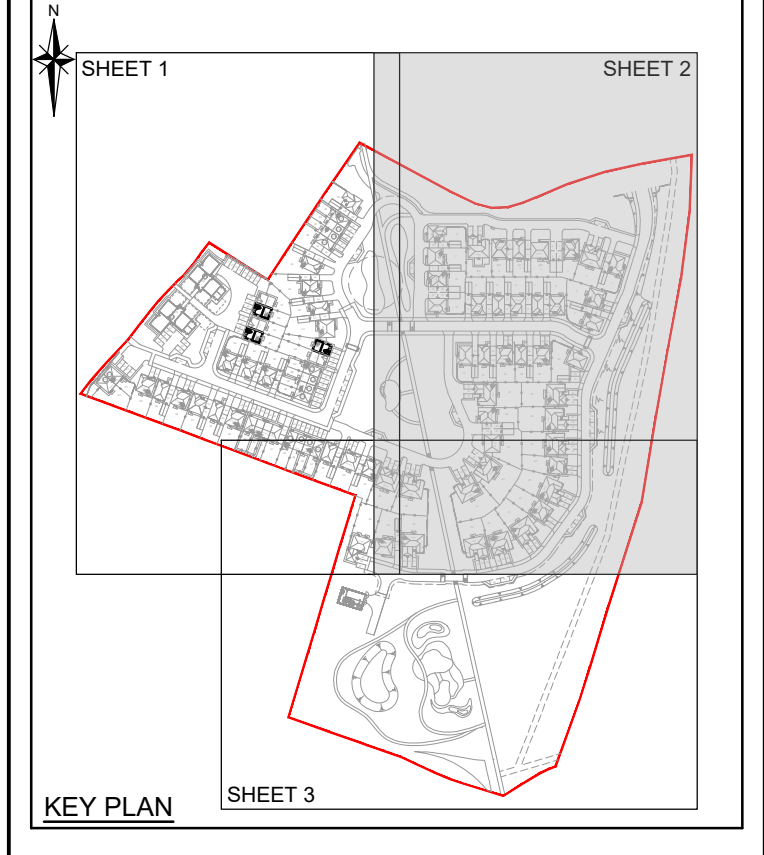


- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER. SEVERAL FOR ADOPTION (ARTHEX) EDITION, WEST SUSSEX COUNTY COUNCIL STANDARDS AND BOWS HOMES STANDARDS.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
 - THIS DRAWING IS BASED ON THE PLANNING LAYOUT PROVIDED BY GEOFF PERRY ASSOCIATES, DRAWING REFERENCE A805_02A.
 - TOPOGRAPHICAL SURVEY WAS UNDERTAKEN BY MK SURVEYS IN OCTOBER 19.
 - WATERPROOFING TO BE INSTALLED IN ACCORDANCE WITH WHSC CHAPTER 5.4 BY SUPPLIER/CONTRACTOR FROM DPC DOWNWARDS INCLUDING STEPPED FLOORS MORE THAN 150mm RAISED DPC SHOWN ON THIS DRAWING IN AREAS WHERE FINISHED GROUND LEVEL IS LESS THAN 150mm BELOW FFL. EXPOSED BRICKWORK/UNDERBUILT HAS BEEN INDICATED WHERE EXTERNAL LEVELS ARE GREATER THAN 150mm BELOW FFL.
 - PRIVATE FOUL WATER AND SURFACE WATER DRAINAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS, BS EN 752, NHBC STANDARDS CHAPTER 5.3 AND RELEVANT AGREEMENT CERTIFICATES.
 - PRIVATE DRAINS TO BE CONSTRUCTED USING UPVC BUILDING DRAINAGE SYSTEM PIPING TO BS EN 101. BEDDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE SPECIFICATIONS LISTED IN NOTE 1.
 - INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H, TABLE 1 AND MANHOLE SIZES TABLE.
 - BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OR OTHER STRUCTURES TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H, DIAGRAM 8.
 - INSPECTION CHAMBER COVERS IN PRIVATE AREAS SHOULD BE GROUP 1 CLASS A15 IN PEDESTRIAN AREAS INACCESSIBLE TO WHEELED VEHICLES AND GROUP 4 CLASS D400 IN VEHICULAR AREAS.
 - ALL SOIL VENT PIPE, STUB STACKS, AIR ADMITTANCE VALVES AND RAIN WATER PIPE LOCATIONS ARE INDICATIVE ONLY. FOR ACTUAL LOCATIONS REFER TO ARCHITECTURAL PLANS AND ELEVATIONS.
 - SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED ONTO PROPOSED HIGHWAY.
 - DRAINS TO BE CONSTRUCTED UNDER DWELLINGS WITH SUSPENDED FLOOR SLABS SHOULD EITHER BE INSTALLED USING A PROPRIETARY HANGER SYSTEM WHERE 'BEAM AND JOIST' OR BE SHIM CONSTRUCTION USING A DRAIN OR CAST INTO LOCAL SLAB THICKENING WHERE REINFORCED CONCRETE GROUNDING SLABS ARE TO BE POURED IN SITU.
 - DRAINS IN AREAS OF MAKE GROUND TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED LEVEL AND THEN EXCAVATING THROUGH THE FILL MATERIAL INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN TO BE BACKFILLED TO FORMATION LEVEL USING SUITABLE GRANULAR FILL MATERIAL WELL COMPACTED IN LAYERS NOT EXCEEDING 225mm THICK.
 - ALL RAPS TO HAVE RODDING ACCESS.
 - ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED OTHERWISE.
 - FIRST SURFACE WATER INSPECTION CHAMBERS TO BE 600mm DEEP UNLESS SPECIFIED OTHERWISE.
 - FIRST FOUL SEWER INSPECTION CHAMBERS TO BE 750mm DEEP UNLESS SPECIFIED OTHERWISE.
 - IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE.
 - FOUL DRAINAGE SUBJECT TO TECHNICAL APPROVAL FROM SOUTHERN WATER.

- LEGEND**
- DEVELOPMENT BOUNDARY
 - HIGHWAY BOUNDARY
 - FFL 8.325 PROPOSED FINISHED FLOOR LEVEL (mAOOD)
 - FGL 8.325 PROPOSED FINISHED GARAGE LEVEL (mAOOD)
 - x 0.000 EXISTING LEVEL (mAOOD)
 - x 0.000 PROPOSED LEVEL (mAOOD)
 - x 0.000 PROPOSED PERMEABLE PAVING SUB-BASE INVERT LEVELS
 - MAIN ROAD CONSTRUCTION DEPTHS (WHERE SBIL ARE NOT SHOWN DEPTHS ARE BASED ON FULL CONSTRUCTION DEPTH)
 - PROPOSED GRADIENT
 - PROPOSED CONCRETE RETAINING WALL
 - PROPOSED CONCRETE GRAVEL BOARD
 - RAISED DPC/TANKING
 - EXPOSED BRICKWORK/UNDERBUILT
 - ADAPTABLE FOUL WATER SEWER AND MANHOLE
 - PRIVATE SURFACE WATER SEWER AND MANHOLE
 - TYPE B SURFACE WATER CATCHPIT (REFER TO WSSC STANDARD DETAIL S278/381/3)
 - PRIVATE FOUL DRAIN
 - PRIVATE SURFACE WATER DRAIN
 - CONCRETE PROTECTION FOR SHALLOW PIPES
 - TYPE 3 FOUL INSPECTION CHAMBER (REFER TO ODYSSEY DRAWING 18-344/824 FOR DETAILS)
 - TYPE 3 SURFACE WATER INSPECTION CHAMBER (REFER TO ODYSSEY DRAWING 18-344/824 FOR DETAILS)
 - RODDING EYE (REFER TO ODYSSEY DRAWING 18-344/824 FOR DETAILS)
 - CATCHPIT INSPECTION CHAMBER (REFER TO ODYSSEY DRAWING 18-344/824 FOR DETAILS)
 - DIFFUSER UNIT (REFER TO ODYSSEY DRAWING 18-344/825 FOR DETAILS)
 - FILTER DRAIN (REFER TO ODYSSEY DRAWING 18-344/821 FOR DETAILS)
 - ACO DRAIN (REFER TO ODYSSEY DRAWING 18-344/824 FOR DETAILS)
 - ROAD GULLY AND CONNECTION (REFER TO WSSC STANDARD DETAIL S278/381/1)
 - PROPOSED CELLULAR STORAGE TANK (REFER TO ODYSSEY DRAWING 18-344/825)
 - PROPOSED PERMEABLE BLOCK PAVING (REFER TO ODYSSEY DRAWING 18-344/821)
 - INDICATIVE SERVICE CORRIDOR
 - FOUL WATER RISING MAIN
 - TREE ROOT PROTECTION ZONES
 - 600mm DEEP INFILTRATION SWALE WITH 1 IN 3 SIDE SLOPES AND 1m WIDE BASE
 - BAGWORK HEADWALL, REFER TO WSSC DETAIL S278/380/3 FOR DETAIL
 - PROPOSED STREET LIGHTING PROVIDED BY MMA

TENDER ISSUE



E UPDATED TO SUIT CLIENT COMMENTS				JA	SG	LH	16.10.20
D UPDATED TO SUIT REVISED SITE LAYOUT				JA	SG	LH	09.10.20
C PLOT 1 PLYO TO ADD				JA	SG	LH	07.09.20
B PLOT 1 PLYO TO ADD				JA	SG	LH	03.09.20
A UPDATED TENDER ISSUE				JA	SG	LH	27.08.20
Rev	Amendments	JA	SG	LH	SG	LH	03.09.20
JOD Title				FORD LANE, YAPTON			
Drawing Title				ENGINEERING LAYOUT SHEET 2 OF 3			
Client				REDROW			
Scale	1:250 @A0	Date	FEB 2020	Designed	JA		
Drawn	JA	Checked		Approved			
Job No	18-344	Drawing No	18-344/801	Rev	E		